



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS # 126/036-03-2016

AMENDMENT # Four

**FOR: Concession Contract for the Redevelopment and
Operation of Hospitality Facilities at Fall Creek Falls State
Park**

DATE: February 16, 2017

ESC RFP TRANSACTION NUMBER 126/036-03-2016 IS AMENDED AS FOLLOWS:

- 1. This RFP Schedule of Events updates and confirms scheduled RFP dates.**

EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
1 RFP Issued		December 14, 2016	Confirmed
2 Disability Accommodation Request Deadline	2:00 p.m.	December 19, 2016	Confirmed
3 Deadline to Register for Pre-Response Conference	2:00 p.m.	December 30, 2016	Confirmed
4 Pre-response Conference	See itinerary	January 5, 2017	Confirmed
5 Notice of Intent to Respond Deadline	2:00 p.m.	January 9, 2017	Confirmed
6 Deadline to Submit First Round Written "Questions & Comments" and "Pro Forma Contract Redline" (See RFP Section 1.4)	2:00 p.m.	January 13, 2017	Confirmed
7 State Response to First Round Written "Questions & Comments" and "Pro Forma Contract Redline"		January 27, 2017	Confirmed
8 Deadline to Submit Second Round Written "Questions & Comments" and "Pro Forma Contract Redline"	2:00 p.m.	February 6, 2017	Confirmed
9 State Response to Second Round of Written "Questions & Comments" and "Pro Forma Contract Redline"		February 16, 2017	Updated
10 Phase I Proposal Deadline	2:00 p.m.	March 2, 2017	Confirmed

	EVENT	TIME (Central Time)	DATE	UPDATED / CONFIRMED
11	State Opening of Phase I Proposals	2:00 p.m.	March 2, 2017	Confirmed
12	State Completion of Phase I Evaluations and Notice of Respondents Selected for Phase II Evaluations Issued		March 16, 2017	Confirmed
13	Phase II Proposal Deadline	2:00 p.m.	March 30, 2017	Confirmed
14	State Opening of Phase II Proposals	2:00 p.m.	March 30, 2017	Confirmed
15	State Schedules Phase II Respondent Interviews		April 3, 2017	Confirmed
16	Interviews of Phase II Respondents		April 10-11, 2017	Confirmed
17	State Completion of Phase II Evaluations and Issuance of Evaluation Notice		April 13, 2017	Confirmed
18	State Completion of Phase III Negotiations		May 10, 2017	Confirmed
19	State Notice of Intent to Award Issued and RFP Files Opened for Public Inspection		May 11, 2017	Confirmed
20	Executive Subcommittee of the State Building Commission Approval Sought		May 22, 2017	Confirmed
21	State sends Contract to Concessionaire for Signature		May 23, 2017	Confirmed
22	Concessionaire Signature Deadline	2:00 p.m.	May 26, 2017	Confirmed

2. State responses to questions and comments in the table below amend and clarify this RFP.

Any restatement of RFP text in the Question/Comment column shall NOT be construed as a change in the actual wording of the RFP document.

	QUESTION / COMMENT	STATE RESPONSE
1	What services/speeds does the current inn & conference center have for broadband internet access?	<p>This information is available in the online information portal in the Utilities folder.</p> <p>Inn: Bledsoe Telephone 20 Mbps Restaurant: Bledsoe Telephone 20 Mbps Cabins: None Golf Course: None</p>

QUESTION / COMMENT	STATE RESPONSE
2 Who is the provider of the current broadband internet access? What is the current coverage area in the Park?	Bledsoe Telephone. Currently, only the inn and restaurant have coverage in the park.
3 What is the service address of the current facilities (where the broadband is available today)?	Fall Creek Falls State Park 2009 Village Camp Road Spencer, Tennessee 38585

3. Delete RFP Attachment 6.4, Section D.12, in its entirety and replace it with the following (changes are highlighted in yellow):

Procurement. Where practical, procurements efforts carried out by the Concessionaire pursuant to the terms of this Contract, including goods, materials, supplies, equipment, and/or contracted services, shall be made on a competitive basis, including the use of competitive bidding procedures; provided however, the selection of architectural, engineering, and construction professionals must be based on qualifications and experience. The Concessionaire shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for such decision and non-competitive procurement.

In the event an affiliated company or division of Concessionaire furnishes goods or services pursuant to the terms of this Contract, costs for such goods or services shall be competitive with the cost of obtaining such goods or services from an independent source in the open market and meet the requirement for a non-competitive procurement as described above.